

233 South Wacker Drive Suite 800, Willis Tower Chicago, IL 60606

312-454-0400 (voice) 312-454-0411 (fax) www.cmap.illinois.gov

Land Use Committee Meeting Minutes

Wednesday, March 17, 2010

Offices of the Chicago Metropolitan Agency for Planning (CMAP)

DuPage County Conference Room

Suite 800, 233 S. Wacker Drive, Willis Tower, Chicago, Illinois

Members Present:

Mark Avery (chair), Judy Beck, Robert Cole, Roger Dahlstrom, Kristi DeLaurentiis, David Galowich, Jim LaBelle, Steve Lazzara (for Curt Paddock), Ed Paesel (co-chair), Robert Palmer, Heather Smith, Karen Stonehouse, Bob Sullivan (for Karie Friling), Heather Tabbert, Kai Tarum, Mary Ann Wanaski (for Dennis Sandquist), Nathanial Werner, Norm West

Members Absent:

Jerry Conrad, Lisa DiChiera, Nancy Williamson

Staff Present:

Ty Warner (committee liaison), Ryan Ames, Andrew Williams-Clark, Bob Dean, Stephen Ostrander, Jesse Elam

Others Present:

Robert Munson (CMAP Citizen Advisory Committee)

1.0 Call to Order

Chairman Mark Avery called the meeting to order at 9:01 a.m.

2.0 Agenda Changes and Announcements

Ty Warner relayed that the meeting location for April 21 would remain in the DuPage Room, contrary to a previous notice.

3.0 Approval of Meeting Notes

Ed Paesel moved, Than Werner seconded to approve the minutes of February 17, 2010. All in favor, the motion carried.

4.0 Legislative Update

Mark Avery commented that efforts are still being made to get the Regional Comprehensive Planning Fund into the state budget.

5.0 GO TO 2040: Bob Dean, CMAP

Bob Dean relayed the status of GO TO 2040 and provided the framework for the recommendations under development.

5.1 Recommendations on Open Space: Jesse Elam, CMAP

Jesse Elam presented the direction the plan is heading with regards to recommendations for open space and parks. CMAP is calling for dramatically expanding green space and park networks. Underserved areas (those with the least access to parks) are the highest priority for providing local parks. The highest priority areas for establishing new preserves are those places with the most important natural areas. Regional green infrastructure stands out as a significant portion of the policy direction. Open space is a strength of the region and is one that ought to be built on (in a metaphorical sense). Natural area protection should be guided by the work the Chicago Wilderness has been doing, particularly the Green Infrastructure Vision (GIV). There are land constraints in denser areas that need to be accounted for in the recommendations. Shared park arrangements represent one form of short-term strategies. The recommendations also use and build on the Northeastern Illinois Greenways & Trails Plan. Additionally, small scale green infrastructure that may not have a recreational use is also emphasized.

Ed Paesel mentioned that some of the major funding sources for parks require a 50/50 match by the local municipality. This match is a cause for concern for many struggling and less affluent municipalities as well as underfunded park districts.

David Galowich pointed out that a developer's pro forma is so tight in less affluent areas that relying on land cash from developers may not be viable in those circumstances. Jesse replied by asking if incentives like density bonuses could be used instead. David said those can be a good tool, though too many municipal officials have paid lip service to the incentive without following through and thus leaving the developer without the incentive.

Roger Dahlstrom asked if the standard 10 acres per 1,000 people was used as a measure. Jesse replied that a lower standard was used for Chicago and some of the denser areas. Roger pointed out that some municipalities apply greater service standards but that service standards should be based on the community instead of being one size fits all. Jesse agreed there is a fairness issue involved with using particular standards.

Judy Beck mentioned that a couple of the things not present in the policy recommendations are bike paths as alternative transportation sources and stormwater basins in parks. There is a need to think out-of-the-box and look at how a concept like "park banking" – a fund that could be used for open space expansion – could be applied. Jesse replied saying the content of the plan will discuss more of these issues in detail. Judy pointed out the funding situation is different when you have a trail used as a transportation source as opposed to being merely for recreation.

Bob Sullivan said that amenities like open space ought to be a significant component for competing with other regions, as it contributes to desirability of the "creative class," thereby bringing more employees. This region needs to work more closely with developers to secure open space. Moreover, the framework for open space often revolves around rivers, streams, and flood plains; Orland Park has successfully used ComEd right of way as well. Bob said "opportunity" might be mentioned as well, and developers can be surprisingly open to new ideas.

Jim LaBelle asked how green space and public squares in town centers fit into the recommendations. Bob Dean answered by saying public space is a major component of the recommendations and this issue is addressed in other issue areas as well. Moreover, when you combine the recommendations, a cohesive picture emerges. Jim then asked how large green infrastructure such as Forest Preserves and other public lands fit into the framework; Jesse said that conservation of open space is a large part of the issue and that a greater degree of private sector support will be needed.

Norm West wondered why agriculture and protecting areas on the edge of the region by looking at concepts like green buffer areas were not represented, adding a philosophy of open space preservation from the outside towards the middle, and contrasting this "buffer" concept to the concept of centralized parks. He also made the point that we may be able to think of the issue in different ways, such as using highways as green corridors as well as accommodating wildlife movement. Jesse said natural area protection and restoration is a large part of the recommendations and that wildlife protection is certainly a part of that.

Nathanial Werner asked how private parks and cemeteries and other "nontraditional" open space fit into this framework. Jesse said that is not something specifically addressed as of yet, though CMAP is interested in seeing how it can be incorporated.

David Galowich said that it is not just about a land grab for the sake of nature, but for the public to enjoy. Karen Stonehouse pointed out that some high quality open space is not meant for public access.

Judy Beck mentioned that there should be more discussion about the use of conservation easements.

David Galowich stated that many areas now have 5 acre lots and asked if that should be thought of as green space. Jesse responded saying CMAP's position on land uses like that is to recommend conservation design, especially cluster design. Kristi DeLaurentiis said if it is turf grass, then it is not green.

Robert Palmer pointed out that some land does not currently meet its purpose of encouraging the movement of wildlife. There is a need to think holistically and beyond human uses.

Karen Stonehouse felt part of the plan ought to identify the obstacles associated with green expansion. The expansion of community gardens is an issue that needs more emphasis. Bob Dean replied, saying CMAP is covering this in depth through the work on food systems.

Heather Smith offered a suggestion to look into using standards that would allow for LEED credits and that she could help CMAP develop a rating system that could achieve that. Jesse said that would be very helpful.

Judy Beck suggested featuring the national brownfield programs as a part of the funding piece. Bob Sullivan added that brownfields and urban farming ought to play a big role in many underserved communities that are not close to large open space and green infrastructure.

Kai Tarum commended CMAP for distinguishing between agricultural use and open space.

5.2 Regional Indicators: project update + Recommendations on Data Sharing & Transparency: Andrew Williams-Clark, CMAP

Andrew Williams-Clark presented the progress and current state of the regional indicators project as well as the recommendations in a "Data Sharing & Transparency" memo that went before the CMAP board recently. With regards to the regional indicators project, there are currently nearly 650 tables represented. In addition to regional indicators that will represent markers of progress or areas of concern, this vast amount of data feeds into an ever-evolving warehouse of data with the intentions of CMAP to become the premier place for the region's data needs. Much progress has been made on the interactive online tool for representing this data through customizable maps, charts, and tables. Additional data acquisition and further revisions of the interactive online tool by testing the accessibility of the site are major priorities.

In addition to providing secondary data and major public sources, a local government survey to be conducted by CMAP and repeated every two years thereafter is getting closer to being ready. Moreover, a household survey, courtesy of the Chicago Community Trust, will be conducted to gain valuable information on issues like civic participation and human services. As one of the top 12 recommendations in the *GO TO 2040* plan, CMAP intends on expanding the data warehouse by encouraging all public agencies to make data available and by proving technical assistance to government agencies that lack capacity. Meetings, webinars, and similar tools will be among the types of technical assistance CMAP is planning for.

Roger Dahlstrom said that Northern Illinois University's experience is that there are a lot of problems with address level data and that PIN identification numbers is a better alternative.

Nathanial Werner agreed that if possible, PINs are better to use. Andrew responded saying he agreed and that CMAP is also interested in understanding what kinds of software municipalities are using to have a better idea of how CMAP can help make transitions.

Judy Beck said this initiative may be a good opportunity to attain additional grant money to hire young interns.

Heather Smith applauded CMAP for the initiative and asked if the Congress for New Urbanism may be able to foster connections with people at Google and IBM. Andrew replied saying that CMAP met with IBM recently, though fostering additional relationships with these companies would be helpful.

MaryAnn Wanaski asked how long the interactive mapping tool will take for people who are using a dial-up internet connection. Andrew said that he and the programmers having been working very diligently to reduce loading time and that it will continue to be a priority in having the tool be as accessible and as quick as possible. Mary added that a popup warning that informs users that the loading may take a little while could be a good idea. Andrew agreed.

Norm West asked how much of an issue the security of the data is, using the technology CMAP is helping develop. Robert Cole echoed the concern about the security of the data and how the back-end of the data might be affected. Andrew said that security is an issue, and one that CMAP considers a major priority. Securing the data is essential, though the goal is for the information to be as accessible and transparent as possible.

Jim LaBelle pointed out that it is not always clear to people that more information translates to better decisions. He asked if CMAP will provide a short description of how this data may be beneficial for users. Andrew said that making sure users are getting a great amount of benefit is critical and that CMAP needs to know who exactly will be using the tool so that it can be better tailored for their experience.

Mark Avery felt that the involvement of the Council of Governments would be beneficial and asked if CMAP will talk to them to set up workshops and the technical assistance mentioned earlier. Andrew replied that they will be involved in the process.

Robert Cole mentioned that some municipalities have better parcel data than the Assessor's records. He asked how CMAP will identify this and make revisions. Andrew said CMAP will address that concern and that data accuracy is very important to CMAP.

5.3 Land Use & Housing Recommendations update: Ty Warner AICP, CMAP

Ty Warner explained that the Land Use & Housing recommendations that went before the CMAP board recently were being adapted and expanded into a chapter for the GO TO 2040 plan. That work will be brought before this committee in April. Ty briefly went over the results from the public outreach over the summer for the plan revealing a great amount of support for compact growth and development more highly concentrated in existing metropolitan and community centers. No other single option moved the region toward meeting other regional goals than adjusting the pattern of land use development in northeastern Illinois. To help achieve changes in land use development, several overarching recommendations were put forward. Providing local technical assistance is paramount in updating antiquated and band-aid ordinances that do not synchronize with the more compact growth often encouraged in a community's comprehensive plan. Alternative land use regulation frameworks such as form-based codes will be highly encouraged. A second major recommendation area is to help find funding and financial incentives to encourage the creation and revision of local plans and implement compact, mixed-use, and transit-oriented development. RTA's Community and Subregional Planning Programs are good examples of this and there is hope that the new Livable Communities Initiative will be of similar benefit on the federal level. The third major area of recommendation is building partnerships. CMAP intends to help connect communities that are facing similar challenges.

Roger Dahlstrom said that some research at Northern Illinois University has found a disconnection not only between plans and ordinances, but that there are also programmatic disincentives caused by fiscal impacts, such as pragmatic issues of subsidy for sanitary sewer, etc.

Heather Tabbert commended CMAP for focusing more on technical assistance and implementation. The Regional Transportation Authority (RTA) has increased their implementation focus and views CMAP as a big partner in that effort.

Steve Lazzara mentioned the importance of using Facility Planning Areas to encourage the kind of growth that is more desirable for the region. Bob Dean said that he did not know what CMAP's position will be on that issue, but that it will be explored and addressed.

Bob Sullivan said that Orland Park has been focusing on community centers. Something they have learned through that process is that if you can clearly communicate what the intentions are, people are more supportive. Communication and engagement appear to be big factors for achieving more compact growth. Bob also asked why CMAP has pushed for affordable housing in areas like the North Shore where it does not seem very likely to be implemented. Ty said that it is indeed a high priority for CMAP, something that is evident by reports like the Jobs/Housing snapshot CMAP released. Kristi DeLaurentiis stated that clear goals needs to be set for affordable housing even if not implemented. Norm West added that affordable housing has been a large goal in Highland Park and should be aggressively addressed. Jim LaBelle men-

tioned the "Homes for a Changing Region" report that identified real housing demands that could help achieve the density goal. Nathaniel Werner said that Regional Transit Authority grants may also help meet the demand for affordable housing.

Kai Tarum confessed that she may be considered an idealist, but she believes that if people have better information, they will make better decisions. Indicators could help make progress on the goals for housing. The recession may also provide an opportunity to increase the supply of affordable housing because of where the price points are presently at.

Robert Munson suggested presenting how different types of land uses will change the cost to households as well as show municipalities the cost differences that result from such changes in infrastructure and road development. Diverse land uses have also consistently been associated with higher land values. That could be used to inform municipal decision-makers as well.

Roger Dahlstrom added that Northern Illinois University has conducted research identifying fiscal benefits to conservation design versus conventional suburban developments. Other costs are also usually not identified, like the cost to police cars that have to patrol larger areas and drive on disconnected road networks.

Kristi DeLaurentiis asked if questions from the Municipal Survey CMAP is drafting could be presented to the committee.

5.4 Major Capital Projects: Bob Dean, CMAP

Bob Dean spoke about the major capital projects CMAP has initially proposed to be prioritized as well as some other projects CMAP is considering. There are a number of noteworthy managed lanes and public transit projects. Projects that are identified as being "fiscally constrained" projects are those that will receive the highest priority. These fiscally constrained projects represent a \$10.5 billion cost to the public sector for new capital elements. A preliminary list of "fiscally unconstrained" projects was also given that identifies potential projects that represent projects that are at different stages of development and for which *GO TO* 2040 may make specific recommendations. Some of the projects on the fiscally unconstrained list may need creative financing. Revisions to major capital project prioritization will be presented to the working committees in March and April, to the Transportation Committee in May, and to the Board in June.

Ed Paesel expressed concern over the fiscally unconstrained list as some projects are in totally different stages of Environmental Impact analysis. He also expressed that the list should not limit other potential projects; Alternatives Analysis should still be used to consider additional projects.

Mark Avery asked if there is a viability standard for the projects on the unconstrained list. Bob answered saying that some projects have one while others do not. A thorough feasibility study is recommended for the ones that do not.

Heather Smith asked how many years are factored into the maintenance cost estimates. Bob said the costs go out to 2040.

Jim LaBelle asked if there was a cohesive definition of corridor improvement. Bob said CMAP encourages a number of context sensitive elements.

Norm West expressed that he did not believe all of the projects identified supported the preferred regional scenario vision. Bob said that CMAP does feel all of the projects are consistent with the scenario and said the links to the evaluations of the individual projects were given at the end of the policy memo.

Robert Cole added that some of the projects do seem opposite to the goals of the plan and noted that it is hard for the people in the land use committee to see the links between the individual transportation project and the land use impacts.

Bob suggested the members of the committee could look through the projects and identify the specific projects that members have concerns about.

Jim LaBelle felt the connection between project selection and land use goals would be a good discussion point for the next meeting. Heather Smith concurred.

Kristi DeLaurentiis cautioned that context sensitivity can be applied in different ways; therefore a clear and careful definition is needed.

Heather Tabbert said that the RTA supports all of the transit projects CMAP has prioritized.

Robert Munson said that having a single weighted scoring system would be helpful for others to interpret the individual projects. Bob said that while CMAP does use a scoring system to evaluate projects, they do not provide a single weighted system. Mark Avery added that it is difficult to compare some projects to others using the same criteria.

Robert Cole pointed out there is revenue associated with certain projects, such as toll revenues. Kristi DeLaurentiis said additional revenue may be possible from the congestion pricing of managed lanes and that it could mean less public cost as represented by CMAP's current estimates.

6.0 Next Meeting:

The next meeting will take place on April 21, 2010 in the DuPage County Room.

7.0 Other Business

Heather Smith announced the new Walkable Urban Thoroughfares Manual was adopted as a Recommended Practice at the Institute of Transportation Engineer's Technical Conference in Savannah this week. CNU partnered with ITE for its creation.

Heather Tabbert announced the RTA would issue call for funding projects for RTA funding programs on April 6. These include the Community and Subregional Planning Programs, Job Access/Reverse Commute (JARC)/ New Freedom (NF) Programs and the Innovation, Coordination and Enhancement (ICE) Program.

8.0 Public Comment

None

9.0 Adjournment

The meeting was adjourned at 11:25am

Respectfully submitted,

Ty Warner AICP

Staff Liaison to the Land Use Committee

Notes compiled with the help of Ryan Ames